

CHERRY RIDGE FOREST

A southeastern Adirondack forestland tract with high-elevation terrain adjacent to DEC Wildland and situated at the end of a county road offering year-round, private access for home development.



The land's wetland at it's center, with adjacent Moose & Baldhead Mountains within the State Wilderness.

705 Tax Acres
Thurman, Warren County, New York

Price: \$995,000

LOCATION

Cherry Ridge Forest is an easily accessible multiple-use property located in the southeastern section of New York's Adirondack Park. The land is directly adjacent to the 125,000-acre Wilcox Lake Wild Forest, one of the largest wilderness units within the Park. Crane Mountain is part of this wilderness and is the highest peak in the region, with its trailhead 3 miles north of the property.

This scenic region is anchored by nearby Lake George and Warrensburg, each +/-19 miles to the east, plus North Creek/Gore Mountain 14 miles to the north. Warrensburg is the closest larger village along the Schroon and Hudson Rivers and acts as a 'gateway' to the Adirondacks' High Peaks Region. Hospital services are available 29 miles to the south in Glens Falls.

Regionally, the surrounding landscape is distinguished by its vast natural beauty, scenic mountains, and many rivers and streams. The hamlet of Thurman is a 6-minute drive to the east. Locally, there are widely scattered year-round homes adjacent to and leading up to the land along Henry Wescott Road.

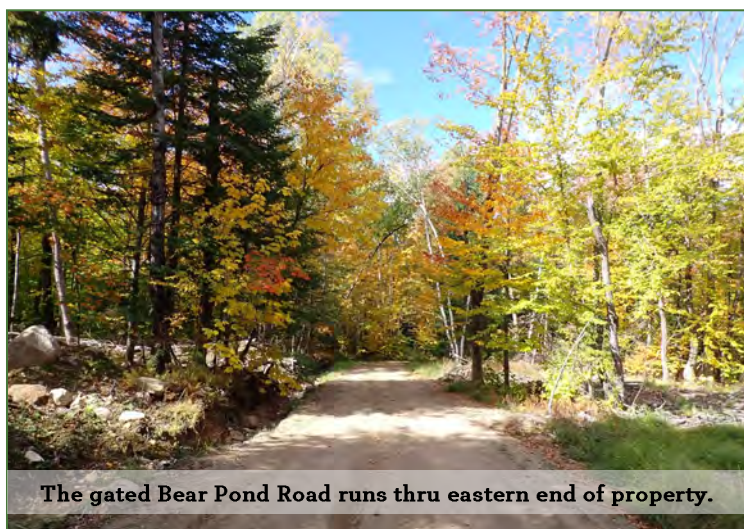
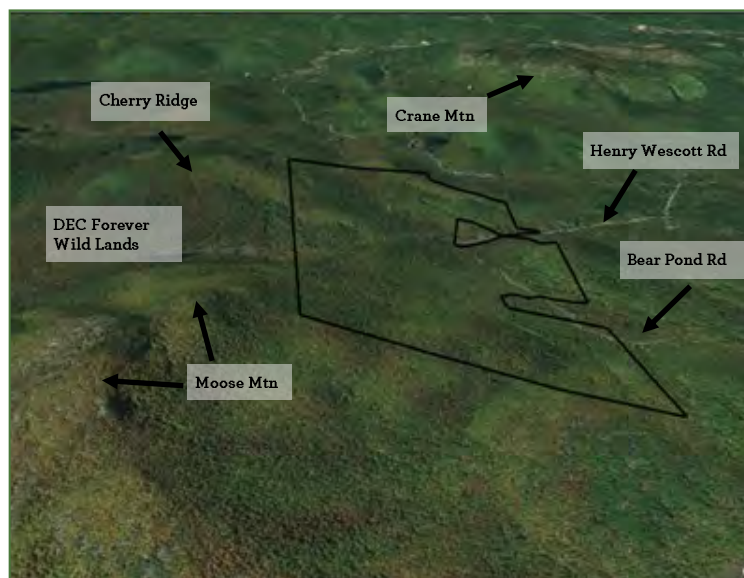
Albany, the state's capital and home of the Albany International Airport, is about an hour and twenty minutes to the south. Greater NY/Boston metro regions lie within a 3.5-hour weekend commute.

ACCESS

Henry Wescott Road provides access, which is a fully maintained, graveled county road with electric power that ends at the property boundary and offers a seldom traveled, quiet location.

Upon entering the land, an internal, rough road branches off in a northwesterly direction for +/-1,000', offering several locations at an elevation of 2,000' for home development with views of the surrounding mountains (after tree clearing).

Branching off the property's gated Bear Pond Road, another internal rough woods road heads westerly +/-1,000' feet into the center of the land. Bear Pond Road also leads to the southeastern section of the land.



SITE DESCRIPTION

The property covers a large landscape that spans nearly 1.5 miles from north to south and .8 miles east to west. This considerable footprint is greatly expanded by the vast adjacent NY State Wild Forest.

The town road ends at the land's lowest elevation, with high ridges nearly rimming the land, offering great hiking options and big potential views as one gets further into the property. Cherry Ridge and Moose Mountain (the latter a short hike with its exposed granite peak) frame the western boundary where the land's terrain rises to 2,400' in elevation at each end. In between these high peaks, is a valley that leads to a wetland pond just off the land on the State's Wild Forest.

The northern and east-central boundaries each rise to a high ridge with elevations of nearly 2,100'. Two top of the watershed streams originate on the land and flow into a beaver pond located on the property near the end of the county road.

The land is well suited to development of a private compound with multiple potential homesites available along either of the internal woods roads. These potential building sites have level terrain with long range, attractive views with tree clearing. The northern site has a southern aspect and includes views to both Moose Mountain and Cherry Ridge.

The property is made up of 10 individual tax lots (map with tax lots depicted available upon request) offering the potential for subdivision with APA approval.



The land's upper slope canopy leading to Cherry Ridge .



Typical terrain along the mid-slopes of the land.



Land's wetland in view with Moose Mtn. above, Baldhead Mtn. to right, and Cherry Ridge upper right.

NATURAL RESOURCES

The forest resource has a species composition dominated by northern hardwoods (maples, birches, beech & cherry), with softwoods limited to the lower elevations. Three primary age classes exist, with the older, scattered age class being +/-80 years old, an abundant middle age class of trees +/-50 years old, and a younger growing stock age class of roughly 30 years old. Portions of the land were last harvested 2-9 years ago. Based on the evidence of old stone walls, agricultural uses of the land appears to have occurred on the lower and more level slopes. The glacial period has left behind some large, nearly round glacial erratics.

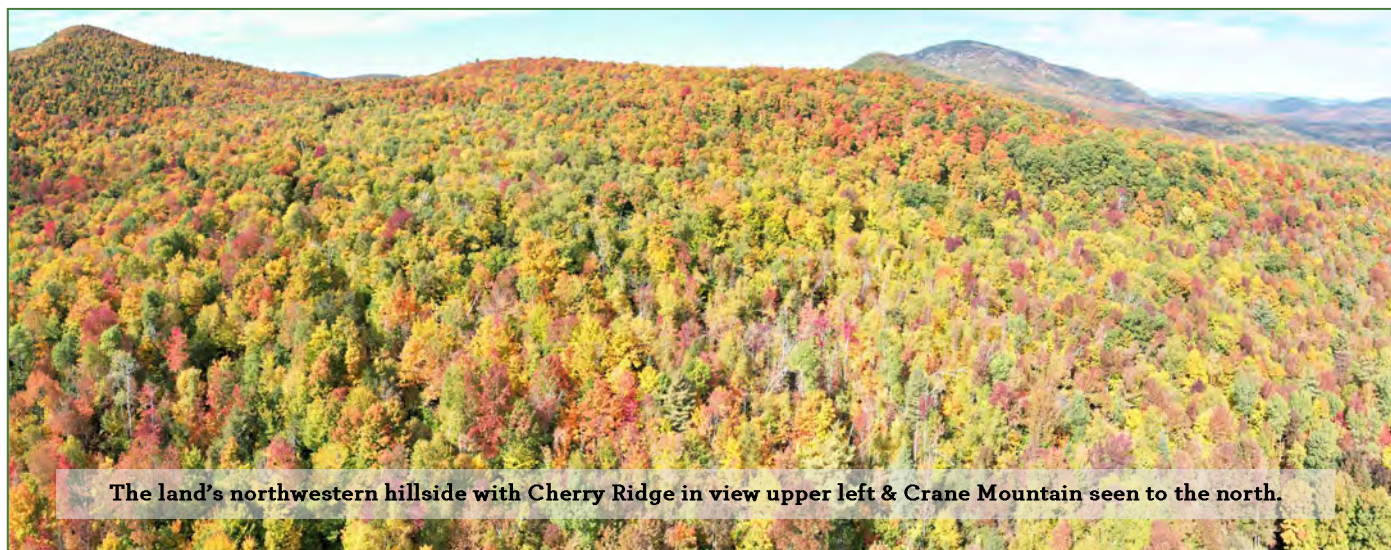
Most of the soils are high and dry except for a small wetland near the end of Henry Wescott Road. Given the significant adjacent Wild Forest landscape, large mammals such as black bears, moose, coyotes, fisher cats, and white-tailed deer are common.



Sugar maple stand located at the center of the property.

TAXES, TITLE & ZONING

The property's title is recorded in 3 separate deeds (Liber 1274-326A, Liber 1427-113 & 1299-288) during 2001, 2002 & 2005) in the Warren County Clerk's Office. Tax acreage is +/-705, while GIS acreage is +/-748. A right of way exists across the Bear Pond trail that crosses the eastern section of the land, providing access to the camp owner near the land's southeastern border. Annual property taxes are \$8,547. Three hundred ninety-five acres of the property are NOT enrolled in the State of New York's 480-A Tax Program, while 310 acres are enrolled. The 480-A program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. The property is in the Adirondack Park Agency's Resource Management Zone. No soil test pits have been taken.



The land's northwestern hillside with Cherry Ridge in view upper left & Crane Mountain seen to the north.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



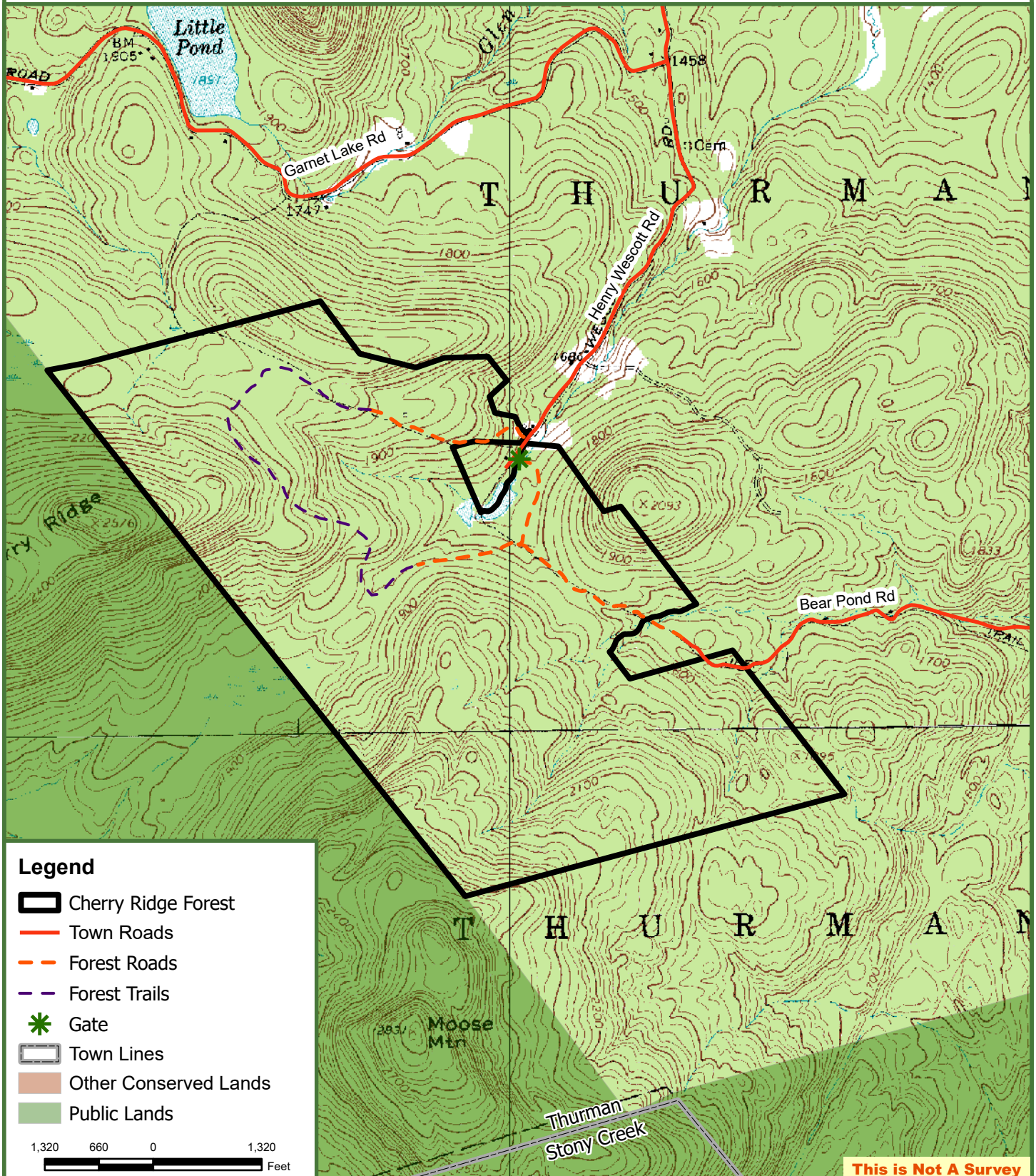
Cherry Ridge Forest

748 GIS Acres (705 Tax Acres)

Thurman, Warren County, NY



**Fountains
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



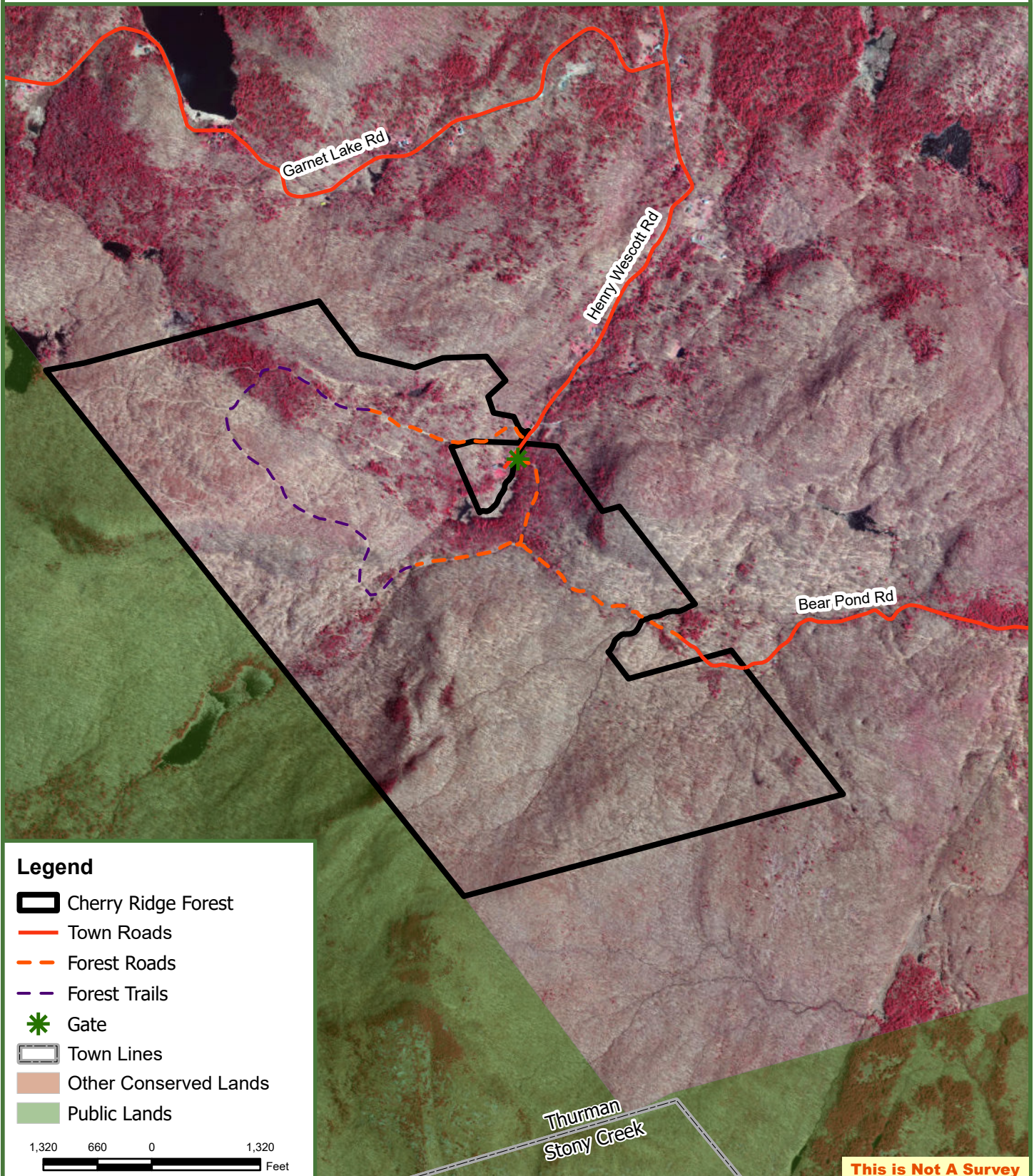
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New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers and sellers of property to advise the potential buyers and sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales associates.

Throughout the transaction you may receive more than one disclosure form. The law requires each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interest. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this

by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between

the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real

estate. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer’s agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller’s agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation.

This form was provided to me by _____ (print name of licensee) of _____
(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- ☐ Seller as a (check relationship below)

☐ Seller’s agent

☐ Broker’s agent
- ☐ Buyer as a (check relationship below)

☐ Buyer’s agent

☐ Broker’s agent
- ☐ Dual agent

☐ Dual agent with designated sales agent

If dual agent with designated sales agents is checked: _____ is appointed to represent the buyer;
and _____ is appointed to represent the seller in this transaction.

I/We _____ acknowledge receipt of a copy of this disclosure form:
signature of { } Buyer(s) and/or { } Seller(s):

Date: _____

Date: _____